



Charnock Street, Preston

Guide Price £108,000

Ben Rose Estate Agents are pleased to present to market this well-proportioned mid-terrace home, ideally positioned within a popular residential area of Preston. Offering flexible accommodation, this property is well suited to couples, first-time buyers and investors alike. The home benefits from its close proximity to Preston city centre, providing easy access to a wide range of shops, supermarkets, cafés and leisure facilities. Excellent transport links are available via Preston railway station, with regular services connecting to surrounding towns and cities, while the M55 and M6 motorways are within easy reach for commuters. Moor Park, one of Preston's most well-known green spaces, is also nearby, offering pleasant walks and recreational amenities.

Upon entering the property through the vestibule, you are welcomed into a spacious lounge featuring a character fireplace, creating a warm and inviting living space. Moving through the ground floor, there is a versatile study or office, currently utilised as a bedroom, offering flexibility depending on lifestyle requirements. To the rear of the property is a fitted kitchen, providing ample storage and worktop space, along with the added convenience of a ground floor WC, making the layout practical for everyday living.

The first floor comprises three bedrooms, offering well-balanced accommodation. The master bedroom is a comfortable double, complemented by a second double bedroom, both providing generous space for furnishings. A third single bedroom is ideal as a child's room, home office or dressing room. Completing this level is a modern three-piece shower room, finished to a functional and contemporary standard.

Externally, the property benefits from on-street parking to the front. To the rear is a low-maintenance paved yard, offering a private outdoor space suitable for seating or entertaining. Overall, this home presents an excellent opportunity to purchase a conveniently located property with versatile living

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

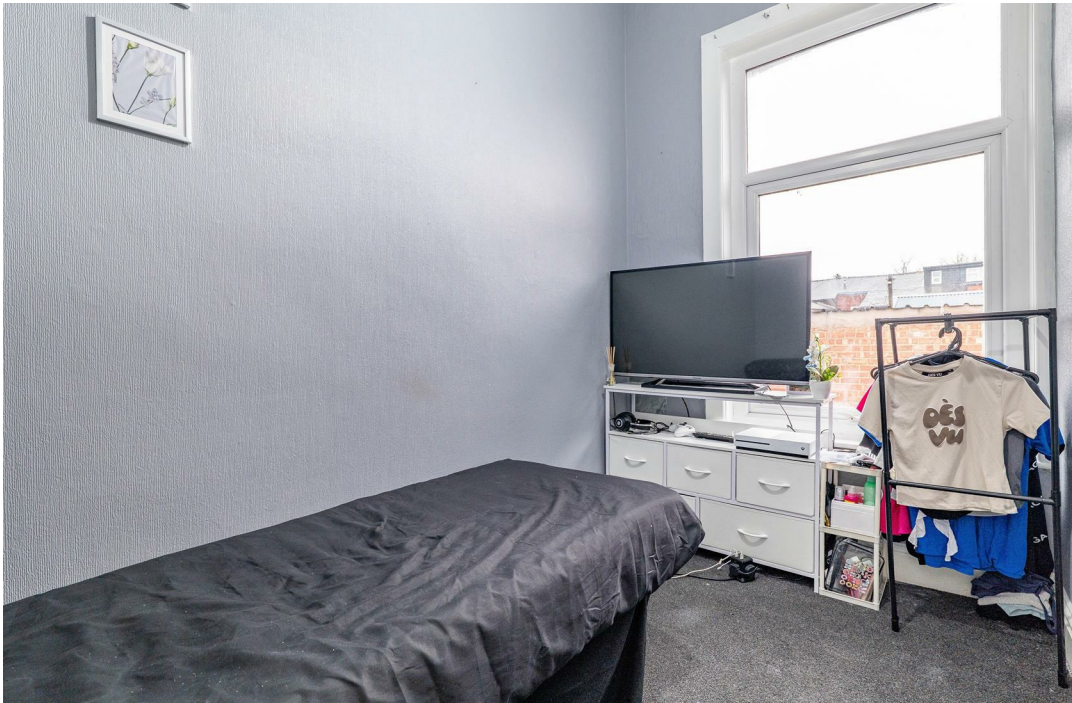






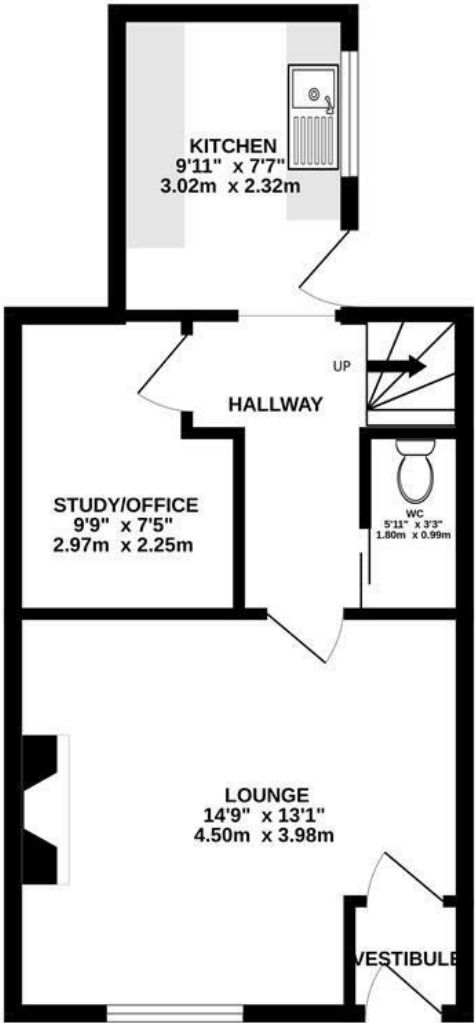




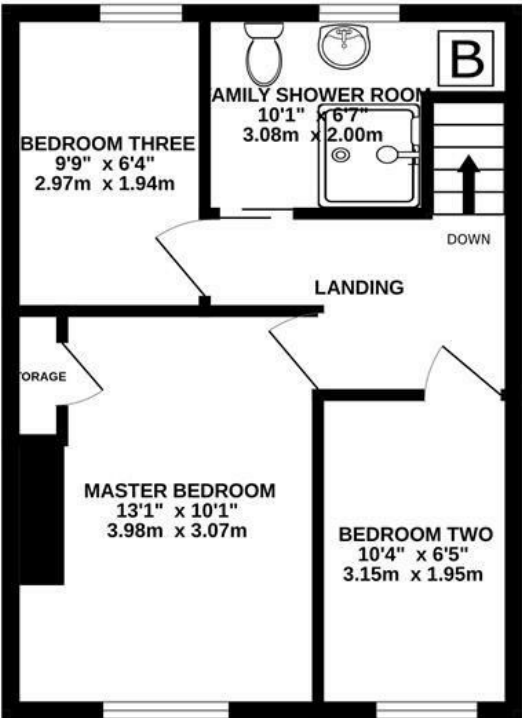


BEN ROSE

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

